



# City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council  
City of Norfolk, Virginia

May 13, 2014

From: George M. Homewood, AICP CFM, Planning Director

Subject: **Special Exception to operate an eating and drinking establishment – Eva's**

Reviewed: Ronald H. Williams, Jr., Assistant City Manager **Ward/Superward: 2/7**

Approved:  **Item Number: R-2**  
Marcus D. Jones, City Manager

- I. **Staff Recommendation:** Approval
- II. **Commission Action:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**
- III. **Request:** To allow Eva's to operate a restaurant which serves alcoholic beverages to its customers.
- IV. **Applicant:** Eva's by Benjamin Bublick – 4314 Colley Avenue
- V. **Description**

	Proposed
Hours of Operation (Indoor)	4:00 p.m. until 12:00 midnight Monday through Thursday 4:00 p.m. until 2:00 a.m. Friday and Saturday 11:00 a.m. until 12:00 midnight Sundays
Hours of Operation (outdoor)	4:00 p.m. until 12:00 midnight Monday through Saturday 11:00 a.m. until 12:00 midnight Sundays
Seating	43 seats indoor 44 seats outdoor 103 total capacity

Staff point of contact Chrishaun Smith at 664-4740, [chrishaun.smith@norfolk.gov](mailto:chrishaun.smith@norfolk.gov)

Attachments:

- Staff Report to CPC dated April 24, 2014 with attachments
- Proponents and Opponents
- Ordinance



# City of NORFOLK

To the City Planning Commission  
City of Norfolk, Virginia

April 24, 2014

From: Chrishaun Smith, *CA*  
City Planner I

**Subject:** Special Exception to  
operate an Eating and Drinking  
Establishment at 4314 Colley  
Avenue – Eva's

Reviewed: Leonard M. Newcomb III, CFM, *LMA III*  
Land Use Services Manager

**Ward/Superward:** 2/6

Approved:

George M. Homewood, AICP CFM,  
Planning Director

**Item Number:**

6

- I. **Recommendation:** Staff recommends approval, considering compliance with *Zoning Ordinance* requirements and consistency with approved plans.
- II. **Applicant:** Benjamin A. Bublick  
4314 Colley Avenue
- III. **Description:**  
This request would allow Eva's to operate a restaurant which serves alcoholic beverages to its customers.
- IV. **Analysis**  
The site is located on the southeast corner of 44<sup>th</sup> Street and Colley Avenue along a commercial corridor within the Highland Park neighborhood.

Plan Analysis

The proposed Special Exception is consistent with *plaNorfolk2030*, which designates this site as Commercial.

Zoning Analysis

The site is zoned C-2 (Corridor Commercial) which permits Eating and Drinking Establishments by Special Exception.

	Proposed
Hours of Operation (Indoor)	4:00 p.m. until 12:00 midnight Monday through Thursday 4:00 p.m. until 2:00 a.m. Friday and Saturday 11:00 a.m. until 12:00 midnight Sundays
Hours of Operation (outdoor)	4:00 p.m. until 12:00 midnight Monday through Saturday 11:00 a.m. until 12:00 midnight Sundays
Seating	43 seats indoor 44 seats outdoor 103 total capacity

### Traffic Analysis

- Institute of Transportation Engineers (ITE) figures estimate that this use will generate 154 new vehicle trips per day.
  - Based upon ITE data, the prior retail use on this site would be expected to generate 54 weekday trips while the proposed new restaurant would be expected to generate 208 trips on weekdays.
- A parking analysis was performed to ensure that the parking requirements of this establishment can be met, given the square footage of the former Retail Service use (art studio) and the residential unit on the second floor and the new use with a proposed addition as follows:
  - The building was built in 1905 for ground floor retail space and one residential unit on the second floor, meaning the property was vested for 5.5 parking spaces.
  - The applicant has proposed to provide five new parking spaces to the rear of the property.
  - The current parking regulations would require 6 parking spaces in order to meet *Zoning Ordinance* requirements for Eating and Drinking Establishments; and 1 space for the renovated 2<sup>nd</sup> floor residential unit.
  - Given that the structure has vested parking and the applicant has proposed to provide 5 additional spaces; the property is in compliance with the city's current parking regulations.

### **V. Financial Impact**

The Eating and Drinking Establishment would generate meals and sales taxes for the city.

### **VI. Environmental**

- Given the applicant has proposed to cease outdoor dining activities by midnight, the proposed use should not have an adverse impact on the surrounding uses.

- The outdoor dining space shall not be enclosed or covered in any way without providing additional on-site parking or off-lot parking in accordance to the regulations of the *Zoning Ordinance*.
- The development has been approved through the City's Design Review process for encroachments of landscaping treatments, and lighting for the outdoor dining areas.

**VII. Community Outreach/Notification**

- Legal notice was posted on the property on March 18.
- Letters were sent to the Highland Park Civic League on April 2.
- Letters were mailed to all property owners within 300 feet of the property on April 7.
- Notice was sent to the civic leagues by the Department of Communications on April 7.
- Legal notification was placed in *The Virginian-Pilot* on April 10 and 17.

**VIII. Coordination/Outreach**

This report has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

**Supporting Material from the Department of Planning and Community Development:**

- Proposed Conditions
- Location Map
- Zoning Map
- 1000' Radii Map of Establishments with Special Exceptions for ABC On-Premise
- Application
- Letter to the Highland Park Civic League

**Proponents and Opponents**

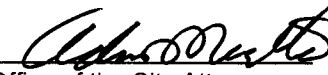
**Proponents**

Benjamin Bublick – Applicant  
2822 Croix Court  
Virginia Beach, VA 23451


**Opponents**

None

Form and Correctness Approved:

By   
Office of the City Attorney

Contents Approved:

CA By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO EVA'S LLC AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT KNOWN AS "EVA'S" ON PROPERTY LOCATED AT 4314 COLLEY AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Eva's, LLC authorizing the operation of an eating and drinking establishment named "Eva's" on property located at 4314 Colley Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property located on the southeast corner of Colley Avenue and 44<sup>th</sup> Street, fronting 25 feet, more or less, along the eastern line of Colley Avenue and 100 feet, more or less, along the southern line of 44<sup>th</sup> Street; premises numbered 4314 Colley Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 4:00 p.m. until 12:00 midnight Monday through Thursday, from 4:00 p.m. until 2:00 a.m. the following morning on Friday and Saturday, and from 11:00 a.m. until 12:00 midnight on Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours of operation for outdoor dining and for the sale of alcoholic beverages in the outdoor dining area shall be from 4:00 p.m. until midnight Monday through Saturday and from 11:00 a.m. until 12:00 midnight on Sunday.
- (c) The seating for the establishment shall not exceed

43 seats indoors, 44 seats outdoors, and the total occupant capacity, including employees, shall not exceed 103 people. The use authorized by this Special Exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.

- (d) No amplified sound shall be permitted after 10:00 p.m. Sunday through Thursday nor after 12:00 midnight on Friday and Saturday.
- (e) No portion of the outdoor dining space shall be enclosed or covered in any way without providing additional off-street parking as required by applicable regulations of the Zoning Ordinance.
- (f) The site shall be developed generally in accordance with the conceptual site plan entitled prepared by Robyn J. Thomas, dated March 5, 2014, attached hereto and marked as "Exhibit A", subject to any revisions that might be required by the City during the site plan review process.
- (g) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (h) The establishment shall maintain a current, active business license at all times while in operation.
- (i) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (j) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.

- (k) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (l) A menu shall be provided containing an assortment of foods which shall be made available at all times the restaurant is open. A food menu and full dining service shall be available at the bar.
- (m) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator, or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (n) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (o) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (p) A copy of this Adult Use Special Exception



ordinance and Exhibits shall be available on site at all times for inspection, and a notice indicating that this Adult Use Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;

- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (3 pages)

Exhibit B (1 page)

**EXHIBIT "A"**  
**Description of Operations**  
**Eating and Drinking Establishment**

Date 2/24/14  
Trade name of business Eva's  
Address of business 4314 Colley Ave Norfolk, VA  
Name(s) of business owner(s)\* Bergerin Bublik (Eva's LLC)  
Name(s) of property owner(s)\* Shahpor Mahboreffeh  
Daytime telephone number (757) 466-1767

\*If business or property owner is partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

**1. Proposed Hours of Operation:**

<u>Facility</u>		<u>Alcoholic Beverage Sales</u>	
Weekday	From <u>4</u> To <u>12</u>	Weekday	From <u>4</u> To <u>12</u>
Friday	From <u>4</u> To <u>2</u>	Friday	From <u>4</u> To <u>2</u>
Saturday	From <u>4</u> To <u>2</u>	Saturday	From <u>4</u> To <u>2</u>
Sunday	From <u>11</u> To <u>12</u>	Sunday	From <u>11</u> To <u>12</u>

**2. Type of ABC license applied for (check all applicable boxes)**

☒ On-Premises      ☐ Off-Premises (additional application required)

**3. Type of alcoholic beverage applied for**

☒ Beer      ☒ Wine      ☐ Mixed Beverage

**4. Will indoor or outdoor entertainment be provided?**

(Entertainment consists of anything more than one, unamplified musician)

☐ Yes (Different application required)      ☒ No

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

**Exhibit A – Page 2**  
**Eating and Drinking Establishment**

5. Will video games, pool tables, game boards or other types of games be provided?  
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

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6. Will patrons ever be charged to enter the establishment?  
☐ Yes ☒ No

6a. If yes, why

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- 6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday      Tuesday      Wednesday      Thursday      Friday

Saturday      Sunday

7. Will the facility or a portion of the facility be available for private parties?  
☐ Yes ☒ No

7a. If yes, explain

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8. Will a third party (promoter) be permitted to lease, let or use the establishment?  
☐ Yes ☒ No

8a. If yes, explain

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9. Will there ever be a minimum age limit?  
☐ Yes ☒ No

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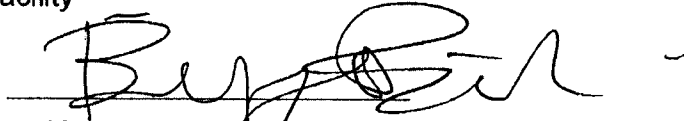
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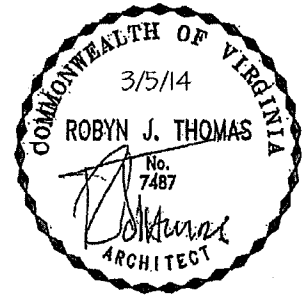
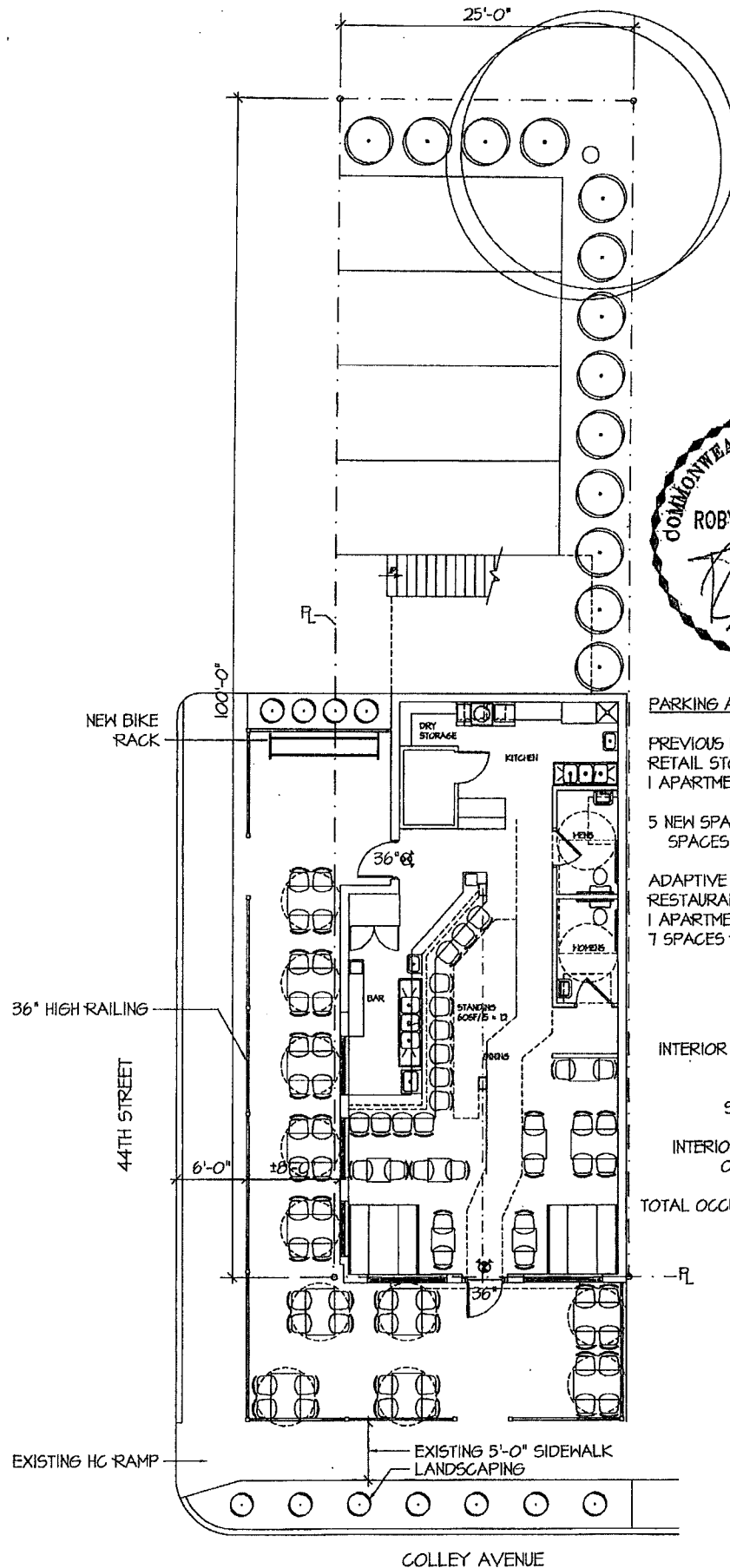
(Revised July 2013)

**Exhibit A – Page 3**  
**Eating and Drinking Establishment**

10. Additional comments/ description/operational characteristics or prior experience:

Eva's will be a very low key, romantic  
little eatery that specializes in craft & artisanal  
beer & wine. It is a fun follow-up to my 1st business,  
Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility The Birch.

  
Signature of Applicant



**PARKING ANALYSIS**

PREVIOUS USE  
RETAIL STORE 1,045 SF; 4 SPACES  
1 APARTMENT; 1.5 SPACES

5 NEW SPACES + 5.5 GRANDFATHERED SPACES = 10.5 SPACES TOTAL

ADAPTIVE REUSE  
RESTAURANT 1,045/ 1755F = 6 SPACES  
1 APARTMENT; 1 SPACE  
7 SPACES REQUIRED

**INTERIOR OCCUPANCY**

SEATS: 30  
BAR: 13  
STANDING: 12  
STAFF: 4  
INTERIOR TOTAL: 59  
OUTDOOR: 44

TOTAL OCCUPANCY: 103

4314 COLLEY AVENUE: OCCUPANCY PLAN

3/32" = 1'-0"



# Location Map



EVA'S

44TH STREET

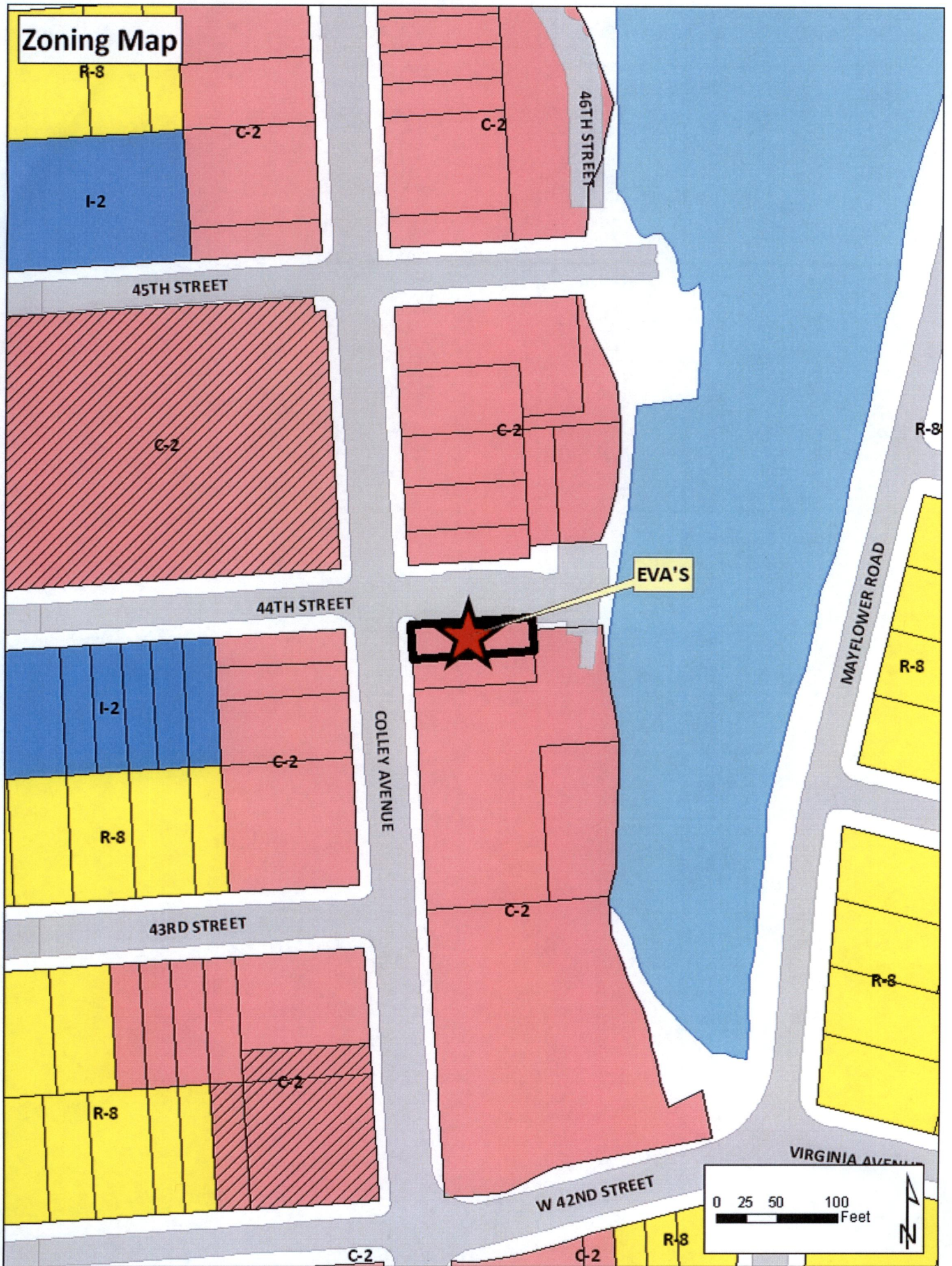
COLLEY AVENUE

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Feet



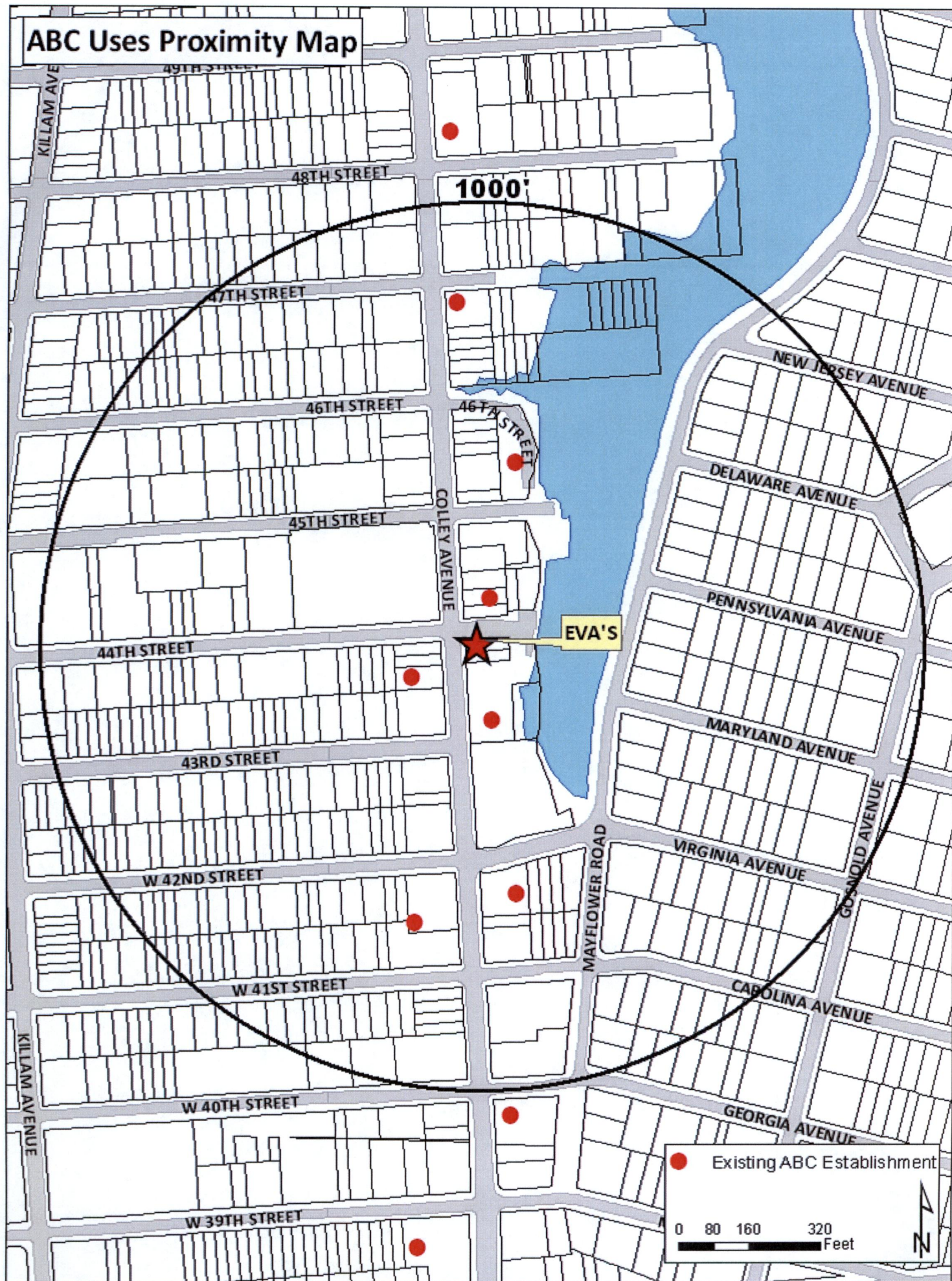


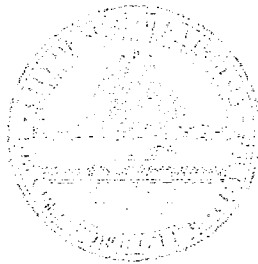
# Zoning Map





# ABC Uses Proximity Map





APPLICATION  
ADULT USE SPECIAL EXCEPTION  
EATING AND DRINKING ESTABLISHMENT  
(Please print)

Date 2/24/14

**DESCRIPTION OF PROPERTY**

Address 4314 Colley Ave.

Existing Use of Property [REDACTED] Retail

Proposed Use Restaurant

Current Building Square Footage 1250 sq/ft

Proposed Building Square Footage 1250 sq/ft

Trade Name of Business (if applicable) Eva's

**APPLICANT/ PROPERTY OWNER**

1. Name of applicant: (Last) Bublick (First) Benjamin (MI) A

Mailing address of applicant (Street/P.O. Box) 2822 Croix Court

(City) Virginia Beach (State) VA (Zip Code) 23451

Daytime telephone number of applicant (757) 406-1767 Fax number ( ) —

E-mail address of applicant benbublick@yahoo.com

2. Name of property owner (Last) Mahgerafteh (First) Shahpor (MI) —

Mailing address of property owner (Street/P.O. Box) 4125 Portsmouth Blvd.

(City) Portsmouth (State) VA (Zip Code) 23701

Daytime telephone number of owner (757) 399-2414 Fax number (757) 399-3936

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

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Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)



**CONTACT INFORMATION**

Civic League contact Dale Ryder

Date(s) contacted 2/25/14

Ward/Super Ward information Highland Park Civic League

*We had a very positive meeting. - Dale Ryder*

**REQUIRED ATTACHMENTS**

- Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
  - Application fee includes a non-refundable \$5 technology surcharge.
- Two 8½ inch x 14 inch (maximum size) copies of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- Two 8½ inch x 14 inch (maximum size) copies of a survey or conceptual site plan (required for new construction or site improvements) drawn to scale showing:
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- Completed Exhibit A, Description of Operations (attached)

**CERTIFICATION**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: [Signature] Sign: 2/26/14  
(Property Owner or Authorized Agent Signature) (Date)

Print name: Benjamin Bullock Sign: [Signature] 2/24/14  
(Applicant or Authorized Agent Signature) (Date)



# City of NORFOLK

April 3, 2014

Dale Ryder  
President, Highland Park Civic League  
824 West 49<sup>th</sup> Street  
Norfolk, VA 23508

Dear Mr. Ryder:

The Planning Department has received an application for a Special Exception to operate an Eating and Drinking Establishment with alcoholic beverages on property located at 4314 Colley Avenue. This item is tentatively scheduled for the April 24, 2014 City Planning Commission public hearing.

## Summary

This request would allow Eva's Restaurant to operate a restaurant while serving alcoholic beverages.

	Proposed
Hours of Operation	4:00 p.m. until 12:00 midnight Monday through Saturday 11:00 a.m. until 12:00 midnight Sundays
Seating	43 seats indoor 44 seats outdoor 103 total capacity

If you would like additional information on the request, you may contact the applicant, Benjamin Bublick, at (757) 406-1767 or you may telephone me at (757) 664-4740. A copy of the complete application is enclosed.

Sincerely,

Chrishaun Smith  
City Planner I  
Land Uses Services

cc: Vanessa Seals, Senior Neighborhood Development Specialist  
[Vanessa.Seals@norfolk.gov](mailto:Vanessa.Seals@norfolk.gov) or (757) 823-4357

# HIGHLAND PARK CIVIC LEAGUE

824 W. 49<sup>th</sup> Street  
Norfolk, VA 23508  
highlandpark\_cl@yahoo.com

April 22, 2014

Chrishaun Smith  
City Planner I  
Land Uses Services  
City of Norfolk  
508 City Hall Building  
Norfolk, VA 23510

Re: Eva's Restaurant, 4314 Colley Avenue

Dear Mr. Smith:

On March 13, 2014, the Highland Park Civic League reviewed the Application for Adult Use Special Exception – Eating and Drinking Establishment submitted by Ben Bublick on behalf of Eva's Restaurant.

By majority vote, the civic league has no objection to the Application as presented provided the following conditions are met:

1. No outdoor seating or service after midnight; and
2. No outside amplification of sound of any kind after 10 p.m. Sunday through Thursday nights and after midnight Friday and Saturday nights.

It is our understanding that Mr. Bublick is agreeable to these conditions.

If you have any questions or need any additional information, please feel free to contact me at 757-619-2880 or Wendy Hazel at 757-717-5557.

Thank you for your consideration.

T. Dale Ryder, President  
Highland Park Civic League

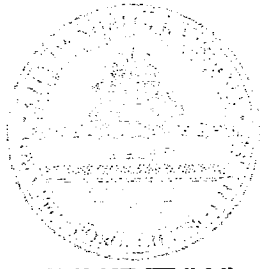


EXHIBIT "A"  
Description of Operations  
Eating and Drinking Establishment

Date 2/24/14  
Trade name of business Eva's  
Address of business 4314 Colley Ave Norfolk, VA  
Name(s) of business owner(s)\* Benjamin Bublik (Eva's LLC)  
Name(s) of property owner(s)\* Shahpor Mahderezeh  
Daytime telephone number (757) 466-1767

\*If business or property owner is partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility	Alcoholic Beverage Sales
Weekday From <u>4</u> To <u>12</u>	Weekday From <u>4</u> To <u>12</u>
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Saturday From <u>4</u> To <u>2</u>	Saturday From <u>4</u> To <u>2</u>
Sunday From <u>11</u> To <u>12</u>	Sunday From <u>11</u> To <u>12</u>

2. Type of ABC license applied for (check all applicable boxes)

☒ On-Premises ☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for

☒ Beer ☒ Wine ☐ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?

(Entertainment consists of anything more than one, unamplified musician)

☐ Yes (Different application required) ☒ No

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(Revised July 2013)

**Exhibit A – Page 2**  
**Eating and Drinking Establishment**

5. Will video games, pool tables, game boards or other types of games be provided?  
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

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6. Will patrons ever be charged to enter the establishment?  
☐ Yes ☒ No

6a. If yes, why

---

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- 6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday      Tuesday      Wednesday      Thursday      Friday

Saturday      Sunday

7. Will the facility or a portion of the facility be available for private parties?  
☐ Yes ☒ No

7a. If yes, explain

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8. Will a third party (promoter) be permitted to lease, let or use the establishment?  
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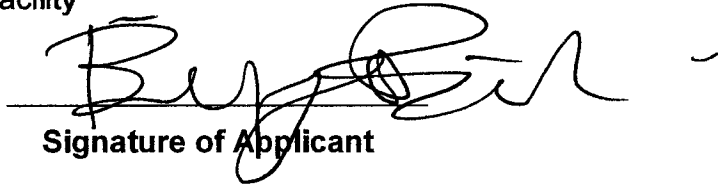
9. Will there ever be a minimum age limit?  
☐ Yes ☒ No

**Exhibit A – Page 3**  
**Eating and Drinking Establishment**

10. Additional comments/ description/operational characteristics or prior experience:

Eva's will be a very low key, romantic  
little eatery that specializes in craft & artisanal  
beer & wine. It is a fun follow-up to my 1st business

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility The Birch

  
Signature of Applicant



**Exhibit A – Floor Plan(s) Worksheet  
Eating and Drinking Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Outdoor seating
  - Total maximum capacity (including employees)

**Total capacity**

**a. Indoor**

Number of seats (not including bar seats)

Number of bar seats

Standing room

30  
13  
12

**b. Outdoor**

Number of seats

44

**c. Number of employees**

4

**Total Occupancy**

(Indoor/Outdoor seats, standing room and employees) = 103

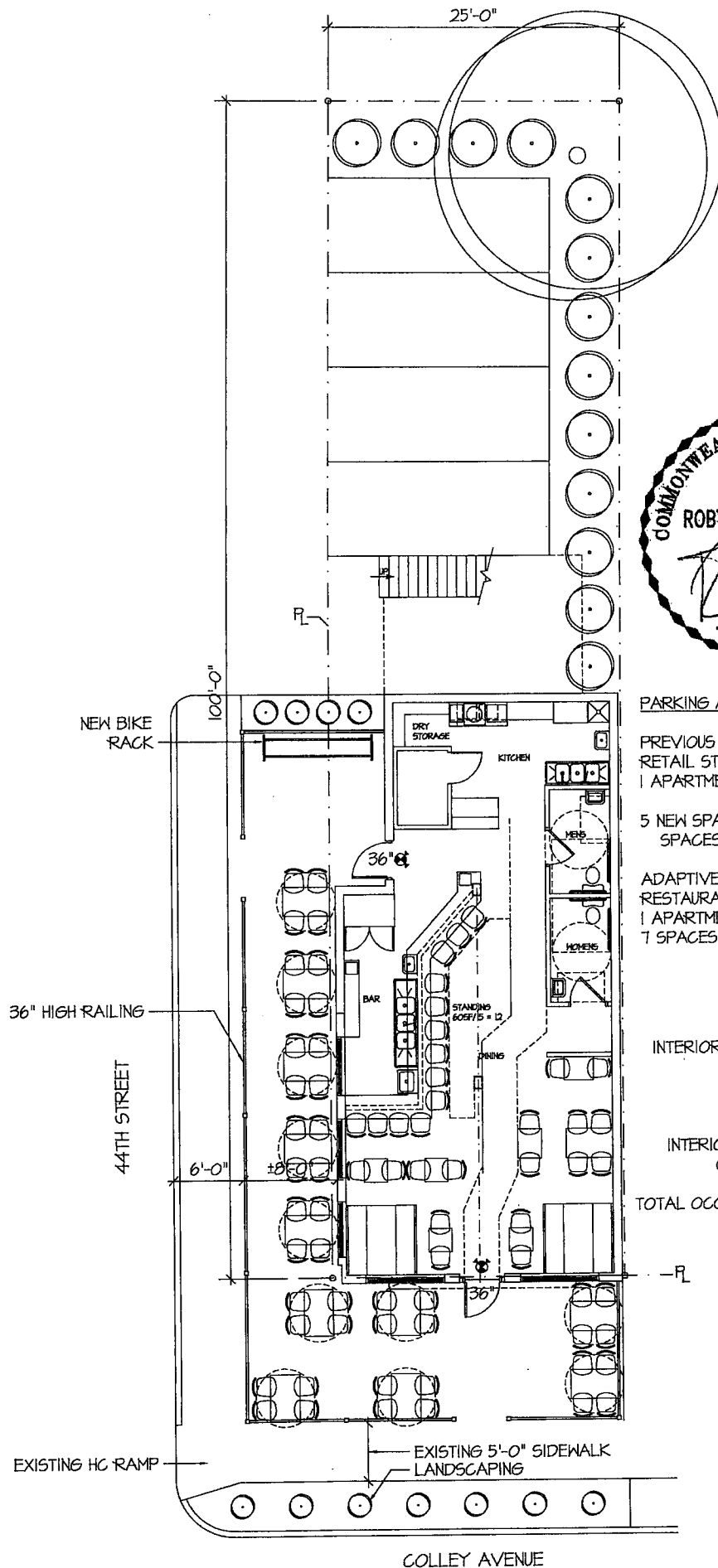
**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)



#### PARKING ANALYSIS

PREVIOUS USE  
RETAIL STORE 1,045 SF: 4 SPACES  
1 APARTMENT: 1.5 SPACES

5 NEW SPACES + 5.5 GRANDFATHERED SPACES = 10.5 SPACES TOTAL

ADAPTIVE REUSE  
RESTAURANT 1,045/ 1755F = 6 SPACES  
1 APARTMENT: 1 SPACE  
7 SPACES REQUIRED

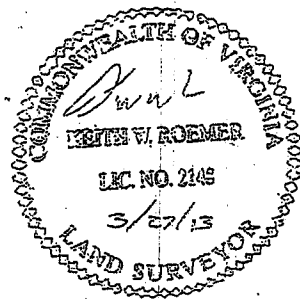
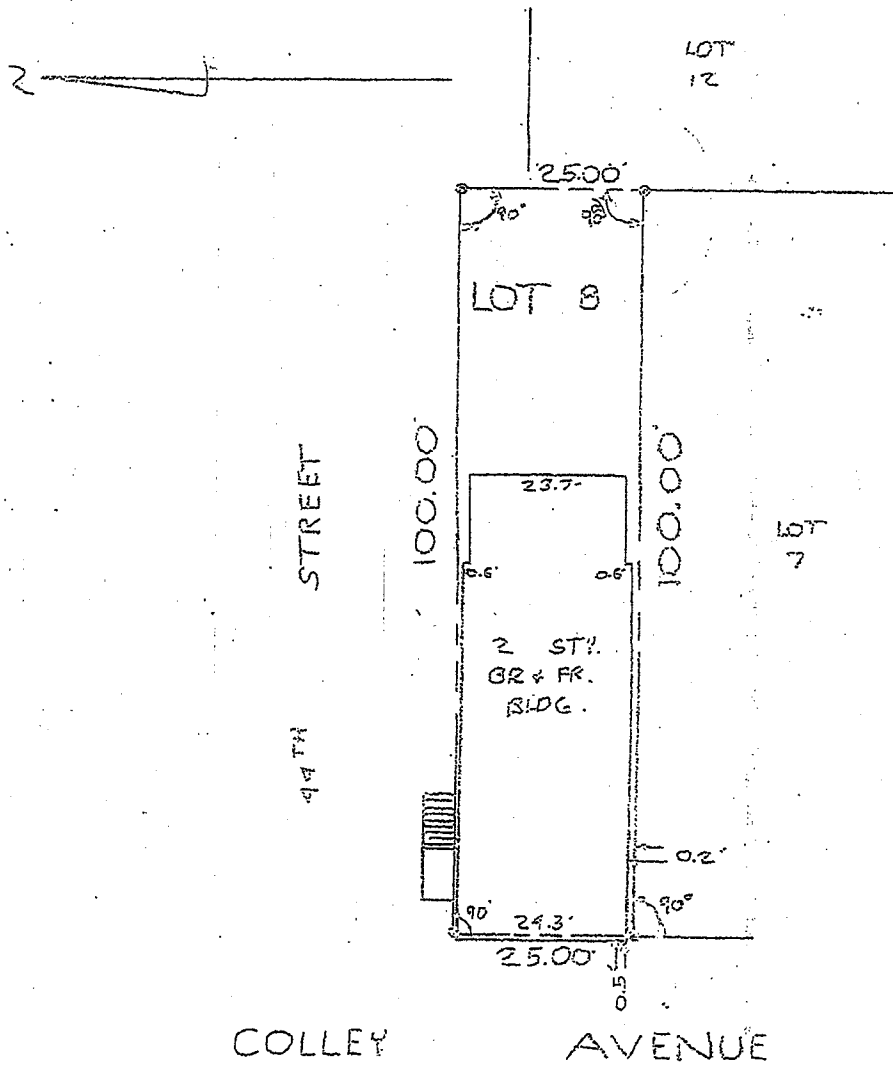
#### INTERIOR OCCUPANCY

SEATS: 30  
BAR: 13  
STANDING: 12  
STAFF: 4  
INTERIOR TOTAL: 59  
OUTDOOR: 44

TOTAL OCCUPANCY: 103

4314 COLLEY AVENUE: OCCUPANCY PLAN

3/32" = 1'-0"



Reference: P.S. 1 PG. 5

NOTE: Property shown hereon lies in -

Flood Zone: AE

Comm. Panel: 510104 009F

Date: 7/16/96

4314 COLLEY AVE

Plat of the property of:

I certify that on MAR 27 2013, I surveyed the property shown hereon, and that the boundary lines and physical improvements are as shown, and that there are no encroachments except as shown. This survey was completed without the benefit of a title report.

Signed:

Roemer Land Surveyors  
213 Palen Avenue  
Newport News, VA 23601  
757.572.2203

LOT 8, BLOCK 313  
LAMBERT'S POINT  
NORFOLK, VA.

Scale: 1 inch = 20'

FB: 27 PG: 33